

**Parade of Homes Directional Homes  
DRC Redline Comments**

Discussion of Parade of Homes Directional Signs and consideration to allow them as an exempt sign for a community or promotional event.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: none present

Date of Plans Reviewed: 5/5/11

Review began: 1:00

Review ended: 1:15

**DRC COMMENTS:**

- These would fall under the “Temporary Promotional Sign” portion of the sign ordinance since they are for a community (valley wide/multi- jurisdictional) event. As per the information provided by the Utah Valley Homebuilders Association, signs will be placed no earlier than June 1<sup>st</sup> and must be removed by June 20<sup>th</sup>.
- Signs cannot be placed in the City right of way nor on any public property – coordinate with property owners for the placement of the signs

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**Ivory Homes Temporary Project and Directional Signs  
DRC Redline Comments**

Ivory Homes – Requests approval of temporary project signs and directional signs for Ivory Ridge and Elnora Estates.

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant: Todd Harris, Dave Zollinger, Mark Hollingshead

Date of Plans Reviewed: 4/14/11

Review began: 1:15

Review ended: 2:00

**DRC COMMENTS:**

- Sign 1 (Ivory Ridge general sign)– Section 23.070 (D) (2) of the Development Code clearly states that any directional sign must be “placed entirely upon private property”. This sign is within a public right-of-way and cannot be allowed. As a side note, the sign also exceeds the 16 square foot maximum sign area for a directional sign, but this is a moot point since the sign cannot be allowed in a public right-of-way.
- Sign 2 (Ivory Ridge general sign)– Section 23.070 (D) (2) of the Development Code clearly states that any directional sign must be “placed entirely upon private property”. This sign is within a public right-of-way and cannot be allowed. As a side note, the sign also exceeds the 16 square foot maximum sign area for a directional sign, but this is a moot point since the sign cannot be allowed in a public right-of-way.
- Sign 3 (Clubview)– The sign exceeds the maximum height of 12 feet (based on the dimensions shown on the application of 16 feet sign height and 4 foot from the ground to the bottom of the sign, the sign is 20 feet high).
- Sign 4 – (The Walks) Based on the location, this would be classified as a directional sign. The sign exceeds both the size (16 square feet) and height (12 feet) for directional signs.
- Sign 5 –(Ivory Ridge general) this appears to be an on-premise project sign. The sign exceeds both the allowed size (72 sq. ft. actual vs 64 sq. ft. allowed) and height (13 ft actual vs 12 ft allowed).
- Sign 6 – (Clubview)This is a directional sign, and it meets the height and size requirements.
- Sign 7 – (IR Estates)This appears to be a directional sign. The sign exceeds the size (16 square feet) for directional signs.
- Sign 8 – (The Walks) This sign could be considered a project sign, and as such, it meets the size (64 square feet) and height (12 feet) requirements and can remain.
- Sign 9 – (The Gardens) This sign is a project sign, and meets the height and size requirements
- Sign 10 – (The Gardens)This is a project sign. The sign exceeds the allowed height (14 ft actual vs 12 ft allowed).
- Sign 11 – (Parkside)This is a directional sign and it meets the size and height requirements and can remain.
- Sign 12 – (Parkside)This is a project sign and meets the size and height requirements and can remain.
- Sign 13 – (Park Estates)This is a project sign, which meets the size and height requirements.
- Sign 14 – (Parkside) This is a project sign, which meets the size and height requirements
- Sign 15 – (Parkside) This is a directional sign, so the size exceeds the maximum size (16 sq. ft. allowed vs 40 sq. ft. existing).
- Sign 16 – (Walks/Parkside)This is a directional sign. It meets the size and height requirements, but needs to be moved out of the clear view area at the intersection. Provide an approval from the property owner.
- Sign 17 – (Kensington) This is a project sign and it meets the size and height requirements and can remain.
- Sign 18 – (Elnora) This is a project sign and it meets the size and height requirements and can remain.
- Sign 19 – (Elnora)This is a directional sign. It meets the size and height requirements, and it appears that it is also OK with the clear view area at the intersection.
- Sign 20 – (Banbury Court) This is a project sign and it meets the size and height requirements and can remain.
- Sign 21 – (Elnora) This is a directional sign. The sign exceeds the size (16 square feet) for directional signs.
- Sign 22 – (Parkside)This is a directional sign. The sign exceeds the size (16 square feet) for directional signs. Also, need a written statement from the property owner granting permission for the sign to be located there.

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**Steve Ault General Plan Amendment  
DRC Report**

Steve Ault - Requests review and recommendation of a General Plan Land Use Map Amendment on approximately 4 acres of property located at approximately 4735 North Thanksgiving Way from an A-1 (Agricultural) to an LI (Light Industrial) land use designation.

DRC MEMBERS PRESENT: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

REPRESENTATIVES FOR THE APPLICANT: Steve Ault, Anita Ault, Angela Waghorne

**DRC COMMENTS:**

***Consistency with the elements of the Lehi City General Plan.***

The only General Plan Element affected by the proposed amendment is the Land Use Element.

***Effect of the proposed amendment on the existing goals, objectives, and policies of the Lehi City General Plan.***

From the Lehi City General Plan Land Use Element the following goals and policies relate:

**GOAL: Maximize diversity and employment opportunities for all segments of the Lehi City population.**

**POLICIES:**

- Encourage the location of commercial, professional office, manufacturing, industrial, educational, and governmental job opportunities within the overall context of community benefit and orderly economic growth.
- Initiate and maintain public and private efforts to attract and expand economic development and employment opportunities in Lehi City with the objective of creating a strong and balanced economic base.

**GOAL: Identify and protect suitable locations for commercial, industrial and service facilities and buildings.**

**POLICIES:**

- The City will encourage and provide opportunities for a wide range of well-planned commercial service centers, conveniently located and accessible to all segments of the population.
- Encourage the development of office uses in conjunction with commercial centers while maintaining compatibility with adjacent and surrounding development.
- Provide adequate pedestrian and vehicular access to and within all commercial centers.
- Provide buffer areas, such as open space or transitional uses, between residential areas and adjacent commercial or industrial areas.

**GENERAL COMMENTS:**

- The fact that we are currently in the process of updating our General Plan should be taken into consideration. The change in land use designation on this individual parcel would need to be taken into consideration in the context of the larger area west of I-15 and north of Thanksgiving Point. The Planning Commission and City Council must consider whether this particular piece, if changed to Light Industrial, would still fit with their vision of the larger area. If this parcel is changed, it would be very likely that other surrounding parcels would request a similar land use in the future.
- Home is on Rocky Mountain Power. As long as the existing service is sufficient, it can remain. If the new use requires a power upgrade, property must connect to Lehi Power at the expense of the owner
- For emergency response, show address on the home and at the street
- At the time of site plan and business approval, building and fire inspection will be required before business license can be issued

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JUNE 9, 2011

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**Kensington Place Plat A Final Subdivision Plat  
DRC Comments**

Ivory Homes – Requests Final Subdivision approval for Kensington Place, Plat B, an 11-lot Planned Residential Development located at approximately 450 North 2030 West in an R-1-22 PRD zone. (FIRST SUBMITTAL)

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant Present: Brad Mackay and Tom Romney

Date of plans reviewed: May 12, 2011

Began: 2:15

Ended: 3:30

**DRC RED LINE COMMENTS:**

**Lee:**

1. Sheet PP1 – match tops of pipe (SDMH 01)
2. Sheet PP1 – show the existing water as 6-inch (instead of 8-inch)
3. Sheet PP1 – on the storm drain, on 450 North, add a manhole to meet City standard spacing requirements
4. Change the cover sheet to correctly show the street address
5. Sheet M1 – add a note that existing valves may be used for testing after chlorine has been flushed and verified by the water department inspector. If valves fail, it will be the responsibility of the contractor to replace
6. On 2030 West, the lines extend past the phase line – either need to show an easement or pull them back to within the phase line
7. The culinary service for lot 207 – remove the service line off of the valve symbol
8. Sheet M1 (and any applicable sheets) – put the manhole on the east side of the storm drain curb catch line

**Lynn:** No comments

**Jim:**

9. On the inlet on the west side of 2030 West, add a combo box
10. Sheet PP2 – review storm drain inlet #4 to see if tops of pipe can be matched
11. Sheet M5 – on the post construction SWPPP, show the swale along the lots that will be affected (206 – 211)

**Brad:**

12. Utilities, roadway, and curb and gutter improvements along 450 North should be taken to the property line. Show fencing and show how grading can be kept on the property or provide an easement for the slope on the adjacent property to the east. Otherwise, contact property owners to the East and provide a letter stating that they did not want the stub road.
13. Sheet M2 – lots 205-211, show the rear lot grading so that water will remain on each lot

**Kim:**

14. On the plat, under the tabulations, correct the density tabulation
15. On the plat, add a note #10 that states “in lieu of reduction of minimum home size, each home must meet 12 of the architectural features of section 16.050 of the Lehi City Development Code

**Kerry:** No comments

**Rob:** No comments.

**Steve:** No comments

**PRIOR TO RECORDING OF PLAT:**

1. Provide an engineer's cost estimate for the cost of all improvements.
2. Bonding for improvements must be in place.
3. Provide a Mylar of the final plat for recording with the owners notarized signature(s).
4. Include surveyor's and engineer's stamps and signatures on the plat and construction drawings.
5. Submit a title report to be reviewed by Lehi City Attorney.
6. Provide evidence that all property taxes (including rollback) are paid.
7. Developer shall provide a letter with exhibit of property covered from their title company guaranteeing that the greenbelt taxes have been paid.

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8. Show lot addresses on the final plat.
9. Provide a disc with the final plat and design drawings in dxf format.
10. Provide a signed easement verification sheet (for proposed public utility easements on the plat).
11. City Engineer to check the plat for closure
12. CC&R supplement

**DRC GENERAL COMMENTS:**

1. On the power, developer will install conduit; Lehi City Power will install all other required power infrastructure shown on the plans and charge the developer for the costs. These costs are separate from power impact fees that are paid with the building permit.
2. Developer is responsible to furnish adequate rights of way or easements for construction of off-site power line extensions.
3. Prior to the pre-construction meeting, Lehi City Staff will make copies of plans for the meeting from the check set and the developer will pay fees for the copies. When changes need to be made to a check set, revise the affected sheets only. Each new submittal will require a revision date on each new sheet.
4. The approval of a development shall be effective for a period of one (1) year from the date the development is approved by the Planning Commission or City Council, whichever is applicable.
5. Open space amenities will be completed with Phase 3
6. With Phase 3, considering meandering the trail

THIS ITEM NEEDS TO DRC FOR FURTHER REVIEW

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**Murdock Trail Plans  
DRC Comments**

Bowen Collins and Associates, Inc – Requests review of Murdock Trail plans, including 60% trailhead plans and at-grade crossings.

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson, Steve Marchbanks

Representatives for the Applicant Present: none present

Date of plans reviewed: March 17, 2011

Began: 3:30

Ended: 4:00

**DRC GENERAL COMMENTS**

**Rob:** No comments

**Kerry:** No comments

**Lee:**

1. On the trail head plans, need to see utility mainline extension of the waterlines to service the restroom facility. (show reconnection of water services to the existing home).
2. Show a PI connection for outside watering.
3. Remove abandoned sewer line shown and contact the Water Department for details.
4. Show the existing sewer for the tie in as an 18-inch – connection to be done with an insert-a-tee
5. Show and label and RP backflow preventer with hot box and power – also show where the meter box will be located and show it to be protected
6. Sheet TH6-L1 – show a PI service with the appropriate sizing for the acreage to be watered. Also remove the back flow preventer from the PI note
7. Sheet PP66 – show waterline extension and also remove abandoned sewer lines in the area
8. Sheet PP65 – show abandoned sewer lines in the area

**Lynn:** No comments

**Jim:**

9. Add vicinity maps to each page to identify the municipality
10. Sheet DT2 – add a plan view of the erosion control
11. Sheet PP57 – better explain the structure
12. Sheet THA-01 – query: does the state usually get a building permit for the restrooms, and do they need one?

**Brad:**

13. Sheet TH6-C1 – show the proposed cul-de-sac that was constructed to be constructed by SR-92
14. Sheet TH6-C1 – address drainage concerns on the site, including full detention, curb and gutter (not 6-inch wide curb walls) and storm water discharge to an approved system – also include storm drainage calcs. Show flow arrows and parking lot grades.
15. Sheet TH6-C1 – all road improvements along Bull River Road shall include a minimum of 17-feet of pavement from the centerline of existing road to the lip of gutter, curb, gutter, and sidewalk to meet, Lehi City Standards
16. Sheet TH6-C1 - proposed roadway section within Lehi City roadway shall be 3-inches of asphalt over 6-inches of untreated base course over an approved subbase thickness (subbase shall be based upon a CBR)
17. Sidewalk widths shall be shown and shall be a minimum width of 5-feet if placed against curb and gutter

**Steve:**

18. Actual planting plans need to be provided, as well as irrigation plans
19. Sheet TH6-L1 – clock must include rain sensor

**Kim:**

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